

DEVELOPMENT REVIEW COMMITTEE MEETING

The regular Meeting of the Development Review Committee of the Monmouth County Planning Board was called to order at 2:08 PM on MONDAY, JULY 28, 2014 in the offices of The Monmouth County Planning Board. Committee members in attendance were:

Paul Kiernan, Jr.
Edward Sampson, PP
Joseph Ettore, PE (arrived at 3:55 PM)
Vincent Domidion
Ray Bragg, PE

Members Absent:

None

Alternates Absent:

Joe Barris, PP
James Giannell
Jennifer DiLorenzo

Mr. Kiernan read the following statement: "In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act," adequate notice of this Meeting of the Development Review Committee of The Monmouth County Planning Board was given as follows:

- 1) On January 27, 2014 the Schedule of the Meetings to be held during the succeeding year of the Development Review Committee was forwarded for publication to The Asbury Park Press. The affidavit of publication is on file in the Monmouth County Planning Board Office.**
- 2) Also, on January 27, 2014 a copy was faxed to The Coast Star, and on January 28, 2014, a notice of the Meeting was posted on the Freeholder's bulletin board located in the Hall of Records, and on the Monmouth County Planning Board Bulletin Board and website.

The Committee entered into an Executive Session at 3:44 PM and returned at 4:30 PM. There being no further business, the Meeting was adjourned at 4:30 PM.

Staff present included: Phyllis Harrington, Vince Cardone, PE, Victorino Zabat, PE and Mark Aikins, Esq. Also in attendance were Marc Steinberg, Esq., Dan Dougherty, PE and John Harter, PE.

**Date of publication attached.

Following a review and discussion of the Subdivisions and Site Plans on Schedules 1208A, 1208B, 1208C, 1208D & 1208E by the Committee, Mr. Kiernan offered the following resolution and moved its adoption:

RESOLUTION

WHEREAS, the engineers of the Monmouth County Engineering Division on behalf of the Monmouth County Engineer have evaluated and reported on the Subdivisions and Site Plans on Schedules 1208A, 1208B, 1208C, 1208D & 1208E.

WHEREAS, the Monmouth County Planning Board staff has also reviewed the Subdivisions and Site Plans on Schedules 1208A, 1208B, 1208C, 1208D & 1208E in relation to planning matters and conformance with the adopted Master Plan of the Monmouth County Planning Board;

WHEREAS, it has been determined that certain of the Subdivisions and Site Plans on said Schedules require review by the Monmouth County Planning Board pursuant to N.J.S.A. 40:27-6.2, 6.3 AND 6.6.

NOW THEREFORE BE IT RESOLVED, that the actions of the Committee as herein indicated for those Subdivisions and Site Plans listed on the attached Schedules 1208A, 1208B, 1208C, 1208D & 1208E are hereby approved in accordance with the terms, standards and conditions noted on said Schedules.

BE IT FURTHER RESOLVED, that the Director of the Monmouth County Planning Board is authorized to grant Final Approval to all Subdivisions or Site Plans for which conditions have been established, provided there are not substantial modifications to the Subdivision Maps or Site Plans affecting County requirements and all the conditions and requirements established in these Schedules have been met as shall be determined by the Committee.

Seconded by Mr. Sampson and passed upon the following vote:

In the affirmative:

Mr. Kiernan
Mr. Sampson
Mr. Domidion
Mr. Bragg

In the Negative:

None

CERTIFICATION

I hereby certify the above to be a true copy of a Resolution adopted by The Development Review Committee of The Monmouth County Planning Board at a regular meeting on MONDAY, JULY 28, 2014.

Paul Kiernan, Jr.
CHAIRMAN
Monmouth County Planning Board Development Review Committee

SCHEDULE1208A

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 28, 2014; CONTAINING 3 LOTS OR LESS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Alice L. Fiore Block 64 Lot 1 Passaic Avenue	Spring Lake Borough	SL350	07-22-14	2 (1 new)	Exempt
Subdivision for Thomas J. DeFelice, Jr. and Lou & Tammy Taylor Block 58 Lot 7 Mercer Avenue	Spring Lake Borough	SL351	07-22-14	2 (1 new)	Exempt

SCHEDULE1208B

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 28, 2014; CONTAINING 3 LOTS OR LESS ON A COUNTY ROAD.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
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SCHEDULE1208C

SUBDIVISIONS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 28, 2014; CONTAINING MORE THAN 3 LOTS.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for K. Hovnanian Shore Acquisitions Inc. Block 71 Lot 8 US Highway 9	Freehold Township (Proposed Use – Age-restricted residential) (Total Area – 33.65 acres)	FRTMJ692 (also FRTSP9391)	07-15-14	116	Request Information

The following item must be addressed prior to formal review and action by the Development Review Committee:

- Address items requested in review memorandum from Victorino Zabat, PE, Principal Engineer dated July 25, 2014 (attached).

Subdivision for GS Realty Corp. Block 36 Lot 21 Maxim Southard Road (County Bridge HL-75)	Howell Township (Proposed Use – Residential – Haystack Glen) (Total Area – 71.5 acres)	HWMJ685	07-14-14	9 (8 new)	Preliminary Approval
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NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

- Prior to Final Approval a Final Plat drawn in accordance with the NJ Map Filing Law must be submitted with a Final Plat review fee of \$100.00.
- Also, the project engineer must submit an AUTOCAD drawing of the approved final subdivision plat on a standard compact disc in .dxf format.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore				X
Paul Kiernan	X			
Vincent Domidion	X			
Joe Barris				X
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo				X

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Pasmel Property Inc. Block 268.07 Lot 21 County Route 520	Marlboro Township (Proposed Use – Single Family Residential) (Total Area – 7.85 acres)	MRMJ682	07-14-14	6 (5 new)	Request Information

The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Pursuant to Monmouth County Development Regulations, Volume II, Section 3.2, provide supplemental runoff and routing calculations to address the change in 25-year storm runoff from the site, and the design of stormwater management and storm drainage systems. Specifically, provide calculations for the following:
 - a. existing time of concentration, corresponding to the runoff path indicated in Item 2.a;
 - b. runoff coefficient C or curve number CN under existing conditions;
 - c. existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - d. time of concentration under proposed conditions, corresponding to the runoff path indicated in Item 2.b;
 - e. runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned;
 - f. proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - g. detention storage volume, using Modified Rational or NRCS (SCS) Method;
 - h. detention storage routing;
 - i. stage-storage and stage-discharge tables and charts as necessary;
 - j. routed peak flow and corresponding hydrograph. Provide hydrograph plots for existing, proposed and routed flow.
2.
 - a. Provide full-size Existing Drainage Area Map;
 - b. Provide full-size Proposed Drainage Area Map;
 - c. Indicate scale, provide scale bar for both maps
3. Provide soil boring logs and percolation test results.
4. Provide runoff and detention routing analysis without considering infiltration at the proposed driveways and proposed recharge beds.
5.
 - a. Indicate the upstream structure on the existing 24-in. diam. RCP with invert elevation 104.38, entering the manhole on C.R. 520 near the northwest corner of the subject property with rim elevation 108.58;
 - b. Indicate the downstream structure on the existing 24-in. diam. RCP with invert elevation 104.38, leaving the manhole on C.R. 520 near the northwest corner of the subject property with rim elevation 108.58.
6. Indicate sawcut at 2-ft. from curb on Monmouth County Curb & Pavement Detail.

7. Landscape and Lighting

- a. Applicant must indicate and label the County ROW on the Existing Conditions and Demolition Plan, which also serves as the tree save plan for review.
- b. The applicant’s engineer has indicated *Nyssa sylvatica*, black gum as sweet gum which is *liquidambar styraciflua*. This is repeated several times and brings the validity of the “tree directory” to question. After a site visit in the ROW it appears that *liquidambar styraciflua*, sweet gum is a prevalent species and slated to be demolished.
- c. In accordance with section 5.5, the applicant shall add shade trees parallel to the county roadway. Place shade trees at minimum 20’ from the edge of pavement. Trees must be a minimum caliper size of 2-2-1/2” caliper. Trees should be spaced maximum 45’ on center. A total of twelve trees can be added. Three trees can be added to the east of future dwelling ‘E’ and four trees can be added west of future dwelling ‘A’. Five trees can be placed between the proposed driveways, maintain a 50’ distance from east or west from the proposed driveways. Additional trees can be from the following types: pin oak, swamp oak, black gum and fruitless sweet gum others may be considered.

NAME OF SUBDIVISION	MUNICIPALITY	FILE #	DATE REC'D	# OF LOTS	ACTION
Subdivision for Pasmel Property Inc. Block 268.07 Lot 21 (CONT'D)	Marlboro Township	MRMJ682	07-14-14	6 (5 new)	

- d. In accordance with the section 2.4-11 the applicant shall indicate the average heights of all plant materials at maturity in the plant list.
- e. The landscape details shall be revised as follows:
 - i. Show four inch thickness of shredded mulch on all tree and staking details
 - ii. Include a note, do not pile mulch onto base of tree, maintain a two inch clear space
- f. Lastly as a courtesy, the applicant should consider using plants to substitute for arborvitae and Leyland cypress. Both are susceptible to heavy deer browsing and other evergreen trees would seem more appropriate for this area.

Subdivision for Captiva Holdings, LLC Block 143 Lot 11.01 Nolan Road	Marlboro (Proposed Use – Single Family Homes) (Total Area – 32.54 acres)	MRMJ687	07-10-14	17 (16 new)	Request Information
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The following item must be addressed prior to formal review and action by the Development Review Committee:

Drainage area maps were submitted for County Structures ML 33 and ML 35. The drainage area map for areas tributary to County Structure ML 34 was not included in the submittals, nor was it addressed in the letter dated June 19, 2014. Provide a drainage area map delineating all areas tributary to County Structure ML 34.

SCHEDULE1208D

SITE PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW COMMITTEE MEETING OF THE MONMOUTH COUNTY PLANNING BOARD ON MONDAY, JULY 28, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Affordable Housing Alliance Block 1401 Lot 32 South Street	Eatontown Borough (Proposed – 14-unit multi-family residential) (Total Site Area – 1.47 acres) (Impervious Area – 0.290 acres existing <u>+ 0.030 acres proposed</u> 0.320 acres total)	ETSP9392	07-15-14	County Approval Not Required
Site Plan for Land Bank Freehold LLC Block 71 Lot 8 US Highway 9	Freehold Township (Proposed – total 61,200 sq. ft. commercial buildings With 527 parking spaces) (Total Site Area – 19.3 acres) (Impervious Area – 8.31 acres new proposed)	FRTSP9391 (also FRTMJ692)	07-15-14	Request Information
<p>The following item must be addressed prior to formal review and action by the Development Review Committee:</p> <ul style="list-style-type: none"> Address items requested in review memorandum from Victorino Zabat, PE, Principal Engineer dated July 25, 2014 (attached). 				
Site Plan for Gibson Medical, LLC Block 69 Lot 36.09 Gibson Place	Freehold Township (Proposed – new 10,000 sq. ft. child care center) (Total Site Area – 2.003 acres) (Impervious Area – 0.743 acres new proposed)	FRTSP9393	07-16-14	County Approval Not Required

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Navesink Capital Partners, LLC Blocks 101/102 Lots 17.02,27,27.01,30 & 30.02/8 & 9 Block 7 P/O 1 Shore Drive/ Locust Street	Highlands Borough Atlantic Highlands Borough	HSP9335/ AHSP9335 (also HMJ684/AHMJ684)	07-18-14	Final Approval
(Proposed – 49 Residential Units, 129 boat slips, 5735 sq. ft. restaurant, 590 sq. ft. office and 212 parking spaces) (Total Site Area – 11.15 acres) (Impervious Area – 8.16 acres new proposed)				

NO COUNTY PLANNING BOARD DEVELOPMENT REVIEW COMMITTEE REQUIREMENTS PURSUANT TO N.J.S.A. 40:27-6.2 et seq.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore				X
Paul Kiernan	X			
Vincent Domidion	X			
Joe Barris				X
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo				X

Site Plan for Lawler Woodwork, LLC Block 41 Lot 4 Lakewood-Farmingdale Road (County Route 547)	Howell Township	HWSP9394	07-18-14	Request Information
(Proposed – 8,640 sq. ft. addition to existing commercial site) (Total Site Area – 16.16 acres) (Impervious Area – 0.16 acres existing <u>+ 0.21 acres proposed</u> 0.37 acres total)				

The following item must be addressed prior to formal review and action by the Development Review Committee:

1. Provide runoff and routing calculations to address the change in 25-year storm runoff from the site, and design of the proposed infiltration / detention basin. Specifically, provide calculations for the following:
 - a. existing time of concentration, corresponding to the runoff path indicated in Item 2a below;
 - b. runoff coefficient C or curve number CN under existing conditions;
 - c. existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - d. time of concentration under proposed conditions, corresponding to the runoff path indicated in Item 2b, below;
 - e. runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned;
 - f. proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - g. detention storage volume, using Modified Rational or NRCS (SCS) Method;

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
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Site Plan for
Lawler Woodwork, LLC
Block 41
Lot 4
(CONT'D)

Howell
Township

HWSP9394

07-18-14

- h. detention storage routing;
 - i. stage-storage and stage-discharge tables and charts as necessary;
 - j. routed peak flow and corresponding hydrograph.
 - k. Provide hydrograph plots for existing, proposed and routed flow.
2. a. Provide a drainage area map for site runoff under existing conditions.
b. Provide a drainage area map for site runoff tributary to the proposed detention basin and undetained runoff, under proposed conditions.
 3. Indicate the dominant runoff path(s) corresponding to the time of concentration in Item 1 above.
 4. Provide copies of soil boring logs and percolation test results.
 5. Provide copies of the Stormwater Basin O & M Plan. Identify all responsible parties.

The information listed above is required in order to initiate Monmouth County review. Other information, requirements and conditions may be requested and/or established upon receipt of these items.

Site Plan for
Pierre Brown & Joya Godfrey Brown
Block 21
Lot 11.01
Freehold Road
(County Route 522)

Manalapan
Township

MNSP9333

07-10-14

(Proposed – conversion of existing addition of single family and new addition (total 3,025 sq. ft.) to kindergarten)
(Total Site Area – 1.159 acres)
(Impervious Area – 0.10 acres existing
+ 0.14 acres proposed
1.24 acres total)

Moved to the next Development Review Committee meeting on August 11, 2014.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Township of Middletown Block 825 Lot 82 Kanes Lane	Middletown Township (Proposed – CNG Fueling Station at DPW site) (Total Site Area – 14.77 acres) (Impervious Area – 7.988 acres existing <u>+ 0.184 acres proposed</u> 8.172 acres total)	MDSP9395	07-22-14	County Approval Not Required
Site Plan for Metrovation Anderson, LLC Block 38 Lot 1.01 Shrewsbury Avenue (County Route 13)	Red Bank Borough (Proposed – renovations at existing site and 156 new parking spaces) (Total Site Area – 1.926 acres) (Impervious Area – 1.250 acres existing <u>+ 0.426 acres proposed</u> 1.676 acres total)	RBSP8448A	07-14-14	Request Information

The following items must be addressed prior to formal review and action by the Development Review Committee:

1. Submit letter withdrawing prior application for this site (RBSP8448) which was issued Final Approval by the Monmouth County Planning Board on 3/10/09. The performance guarantee currently held by Monmouth County for RBSP8448 will be returned to the applicant upon receipt of the requested letter.
2. Pursuant to Monmouth County Development Regulations, Volume II, Section 3.2, provide runoff and routing calculations to address the change in 25-year storm runoff from the site, and the design of stormwater management and storm drainage systems. Specifically, provide calculations for the following:
 - a. existing time of concentration, corresponding to the runoff path indicated in Item 3.a;
 - b. runoff coefficient C or curve number CN under existing conditions;
 - c. existing runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - d. time of concentration under proposed conditions, corresponding to the runoff path indicated in Item 3.b;
 - e. runoff coefficient C or curve number CN under proposed conditions, addressing impervious cover as zoned;
 - f. proposed runoff, using Rational or NRCS (SCS) Method, provide peak flow and hydrograph;
 - g. detention storage volume, using Modified Rational or NRCS (SCS) Method;
 - h. detention storage routing;
 - i. stage-storage and stage-discharge tables and charts as necessary;
 - j. routed peak flow and corresponding hydrograph.
 - k. Provide hydrograph plots for existing, proposed and routed flow.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Metrovation Anderson, LLC Block 38 Lot 1.01 (CONT'D)	Red Bank Borough	RBSP8448A	07-14-14	

3. Indicate the nearest inlet on County Route 13, Shrewsbury Avenue down-gradient of the site. Indicate the size, shape, slope and material of the connecting pipes.
4. How will the permeability of the surface course be maintained after it has removed suspended solids from storm runoff? How will infiltration capacity of the recharge layer be maintained?
5. How will runoff stored in the recharge layer be prevented from migrating towards the right-of-way of C.R. 13, Shrewsbury Avenue?
6. In the absence of infiltration, indicate the portion(s) of the site that would direct runoff toward C.R. 13, Shrewsbury Avenue. Provide corresponding 25-year runoff and / or routing computations.
7. Provide a copy of the O&M Plan for the proposed stormwater management system. Identify all responsible parties.
8. The applicant must label the ROW on the landscape plan for review.
9. The applicant must make the site lighting locations legible along Shrewsbury Ave. The applicant must extend the point by point data to the centerline of Shrewsbury Avenue (CR 13) for review. It appears the proposed lighting goes beyond the property line and into CR 13. The intent is to eliminate a nuisance or the perception of glare. Please provide product cut sheet for review.
10. The applicant must change the species of tree parallel to County Route 13. Even though sugar maple is a handsome tree, County Shade Tree has observed this tree languishing, and dying adjacent to roadways and in parking lots. The tree is also considered further south than its hardiness zone and appears to perform poorly in the typically humid climate. Please refer to the Suggested Trees List for Monmouth County, on the County Website, under Shade Tree Commission.
11. The applicant must change the Chanticleer callery pear that is less than 50' from the County ROW to another shade or ornamental trees species. The callery pear has a reputation of grow fast, weak wood and failure. At this time the County Shade Tree does not plant pear trees. Its location within 50' of the right of way is not recommended. Please refer to the Suggested Trees List for Monmouth County, on the County Website, under Shade Tree Commission.
12. In accordance with the section 2.4-11 the applicant shall indicate the average heights of all plant materials at maturity in the plant list.

The information listed above is required in order to initiate Monmouth County review. Other information, requirements and conditions may be requested and/or established upon receipt of these items.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for Mark Development Block 120 Lot 53.09 Broad Street (County Route 520)	Red Bank Borough (Proposed – new 14,200 sq. ft. Walgreens Pharmacy) (Total Site Area – 1.06 acres) (Impervious Area – 0.834 acres new proposed)	RBSP9289	07-23-14	Conditional Approval

CONDITIONS:

1. Revise plans to provide details for the proposed Handicap Ramps along Garfield Place. Details must also show spot elevations at the ramps.
2. Revise plans to show a cross-walk at Garfield Place in accordance with county standards.
3. Revise plans to show the sight triangle at Garfield Place measured 25' back from the extended curb line to a distance of 10 times the speed limit along Broad Street.
4. Revise plans to remove the word "County" for the proposed 5' sidewalk along Broad Street.
5. Revise plans to provide a R1-1 Stop sign at the stop bar on Garfield Place.
6. Revise plans to show an 8" wide stripe between the left turn and right turn lanes at Garfield Place.
7. Prior to Final Approval a performance guarantee will be required to be submitted to assure the satisfactory installation of improvements to Broad Street (County Route 520). The amount will be calculated upon the receipt of revised plans.
8. Prior to Final Approval a Developer's Agreement will be required. The purpose of the agreement is to monitor the adequacy of Garfield Place to accommodate left turns onto Broad Street (County Route 520) for a time period of one (1) year following the issuance of a certificate of occupancy. If the County Engineer determines that improvements to Garfield Place are required to accommodate the left turn movements then the developer shall be responsible for all necessary improvements.

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Ed Sampson, Seconded by, Vince Domidion, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore				X
Paul Kiernan	X			
Vincent Domidion	X			
Joe Barris				X
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo				X

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for 199 Broad Street. LLC Block 105 Lot 16 Broad Street (County Route 11)	Red Bank Borough (Proposed – 215 sq. ft. addition to existing building and 19 new parking spaces) (Total Site Area – 0.401 acres) (Impervious Area – 0.191 acres existing <u>+ 0.087 acres proposed</u> 0.278 acres total)	RBSP9383	07-10-14	Request for Waiver

The Monmouth County Development Review Committee reviewed applicant's request for a design waiver to permit the construction of a 16' wide driveway instead of the required 24' wide driveway. Prior to taking action on this, the Committee requested that a sketch be provided of the proposed driveway showing a vehicle turning right into the driveway from Broad Street with a vehicle stopped in the driveway waiting to turn out onto Broad Street. The Committee will continue its review of the matter upon receipt of the requested sketch.

Site Plan for George Mueller Block 819 Lots 17 & 18 Atlantic Avenue (County Route 524 Spur)	Wall Township (Proposed – improvements to site entrance) (Total Site Area – 6.39 acres) (Impervious Area – 5.489 acres existing – no change)	WSP9310	07-14-14	Conditional Approval
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CONDITIONS:

1. Revise plans to reduce driveway widths shown on the plan. The Development Review Committee recognizes the overall site improvements proposed, however the proposed 55' driveways are excessive in width. The driveways should be reduced to the minimal width necessary to accommodate the existing truck traffic that enters and exits the site.
2. Revise plans to show depressed curb at the driveway radii to accommodate handicap ramps for future sidewalk.
3. Revise plans to show signage, including stop signs, and striping at the proposed driveways in accordance with county standards. Provide all details.
4. Prior to Final Approval a performance guarantee will be required to be posted to assure the satisfactory installation of improvements to Atlantic Avenue (County Route 524 Spur). The amount will be calculated upon the receipt of revised plans.
5. Receipt of a deed to the County of Monmouth for widening the right-of-way to a distance of 40' from the right-of-way centerline as shown on the plan. Use sample deed of dedication found at Div. of Planning web page (www.visitmonmouth.com). Submit draft deed description for review. Following approval of the deed description, submit fully executed deed to this office for filing with the Monmouth County Clerk's office.

NAME OF SITE PLAN	MUNICIPALITY	FILE #	DATE REC'D	ACTION
Site Plan for George Mueller Block 819 Lots 17 & 18 (CONT'D)	Wall Township	WSP9310	07-14-14	

Following a review and discussion of this application, a motion to adopt the action indicated above was offered by Vince Domidion, Seconded by, Ray Bragg, and passed upon the following vote:

	Affirmative	Negative	Abstain	Absent
Edward Sampson	X			
Joseph Ettore				X
Paul Kiernan	X			
Vincent Domidion	X			
Joe Barris				X
Ray Bragg	X			
James Giannell				X
Jennifer DiLorenzo				X

SCHEDULE1208E

APPLICATIONS SUBMITTED WHICH HAVE BEEN DETERMINED TO BE INCOMPLETE BY STAFF

NAME OF APPLICANT	MUNICIPALITY	FILE #	DATE REC'D	DATE INCOMPLETE
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